

City of Franklin
Plan Commission Meeting Agenda*
Franklin City Hall Council Chambers
9229 W Loomis Road – Franklin WI 53132
7:00 p.m., Thursday, July 14, 2005

I. Call to Order & Roll Call

II. Approval of Minutes

A. Regular Meeting Thursday, June 23, 2005

B. Special Meeting Tuesday, June 21, 2005

C. Regular Meeting Thursday, June 23, 2005

III. Public Hearings

A. Rezoning Public Hearing

Applicant: **Bradley Building Corporation**

Regarding: Amend the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance from R-6 Suburban Single-Family Residence District to R-8 Multiple-Family Residence District

Location: Approximately 7045 S North Cape Road, SE 1/4 of Section 18 (Tax Key Number 799-998-0001)

Zoning: R-6 Suburban Single-Family Residence District

B. Special Use Public Hearing

Applicant: **Bradley Building Corporation**

Regarding: Special Use to build condominium project, to be known as Tuckaway Grove, in an R-8 Multiple-Family Residence District

Location: Approximately 7045 S North Cape Road, SE 1/4 of Section 18 (Tax Key Number 799-998-0001)

Zoning: R-6 Suburban Single-Family Residence District

C. Unified Development Ordinance Text Amendment Public Hearing

Applicant: **Zoe Wesolowski**

Regarding: A text amendment to Division 15-3. Section 15-3. to allow two-family residences in VB Village Business District.

D. Rezoning Public Hearing

Applicant: **Mary Remington**

Regarding: Amend the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance from R-3 Suburban/Estate Single-Family Residence District to R-5 Suburban Single-Family Residence District

Location: Approximately 10635 West Church Street, SW 1/4 of Section 08 (795-9995-000)

Zoning: R-3 Suburban/Estate Single-Family Residence District

E. Unified Development Ordinance Text Amendment Public Hearing

Applicant: **David A. Ulrich**

Regarding: A Text Amendment to Division 15-3. Section 15-3.0702 to allow "In-Law/Family Units" as a Special Use in the R-1 Countryside/Estate Single-Family Residence District, R-2 Estate Single-Family Residence District, R-3 Suburban/Estate Single-Family Residence District and R-3E Suburban/Estate Single-Family Residence District

IV. Business

A. Review & Recommend Rezoning

Applicant: **Bradley Building Corporation**
Regarding: Amend the Zoning Code (Map), Section 15-3.0102 of the Unified Development Ordinance from R-6 Suburban Single-Family Residence
Location: Approximately 7045 S North Cape Road, SE 1/4 of Section 18 (Tax Key Number 799-998-0001)
Zoning: R-6 Suburban Single-Family Residence District

B. Determination Special Use Request meets Section 15-3.0701 General Standards for Special Uses & Recommend Special Use

Applicant: **Bradley Building Corporation**
Regarding: Special Use to build condominium project, to be known as Tuckaway Grove, in an R-8 Multiple-Family Residence District
Location: Approximately 7045 S North Cape Road, SE 1/4 of Section 18 (Tax Key Number 799-998-0001)
Zoning: R-6 Suburban Single-Family Residence District

C. Review & Recommend Condominium Plat

Applicant: **Bradley Building Corporation**
Regarding: Condominium Plat for Tuckaway Grove Condominiums
Location: Approximately 7045 S North Cape Road, SE 1/4 of Section 18 (Tax Key Number 799-998-0001)
Zoning: R-6 Suburban Single-Family Residence District

D. Review & Recommend Unified Development Ordinance Text Amendment

Applicant: **Zoe Wesolowski**
Regarding: A text amendment to Division 15-3. Section 15-3. to allow two-family residences in VB Village Business District.

E. Review & Recommend Unified Development Ordinance Text Amendment

Applicant: **David A. Ulrich**
Regarding: A Text Amendment to Division 15-3. Section 15-3.0702 to allow "In-Law/Family Units" as a Special Use in the R-1 Countryside/Estate Single-Family Residence District, R-2 Estate Single-Family Residence District, R-3 Suburban/Estate Single-Family Residence District and R-3E Suburban/Estate Single-Family Residence District

F. Review & Recommend Special Exception

Applicant: **Anthony Glapa**
Regarding: To allow the applicant to replace an existing fence in the rear yard.
Location: Approximately 10280 Scepter Court, SW 1/4 of Section 08 (Tax Key Number 795-0083-000)
Zoning: R-3 Suburban/Estate Single-Family Residence District

G. Review & Recommend Conservation Easement

Applicant: **River Highlands Development LLC**
Regarding: A Conservation Easement for a Residential Subdivision known as River Highlands
Location: Approximately South 51st Street and West Drexel Avenue, NW 1/4 of Section 14
Zoning: R-6 Suburban Single-Family Residence District

H. Review & Recommend replat of Final Plat

Applicant: **MLG RE 2002**

Regarding: Replatting the Final Plat for Yorkshire Grove
Location: South of West Puetz Road between South 27th and 35th Streets
Zoning: R-3 Suburban/Estate Single-Family Residence District

I. Review & Comment on Concept

Applicant: **American Design & Build Inc.**
Regarding: 4-unit commercial condominium project
Location: Approximately 4700 West Ryan Road
Zoning: R-3 Suburban/Estate Single-Family Residence District

J. Review & Comment on Concept

Applicant: **BJKJ Enterprises LLC**
Regarding: Oil change and car care facility, to be known as Wisconsin Car Care
Location: Approximately 10900 West Speedway Drive, NW 1/4 of Section 05
Zoning: M-1 Limited Industrial District

K. Review & Comment on Concept

Applicant: **James Minelli**
Regarding: Car care facility, to be known as Franklin Automotive
Location: Approximately 11230 & 11240 West Forest Home Avenue, SE 1/4 of Section 05
Zoning: B-2 General Business District

L. Review & Approve Temporary Use

Applicant: **The Furniture Source**
Regarding: Tent sale in the parking lot
Location: 6865 South 27th Street
Zoning: B-2 General Business District

M. Review & Approve Monument Sign

Applicant: **Prairie Grass Preserve LLC**
Regarding: Monument Sign
Location: Approximately South 92nd Street & West St. Martins Road
Zoning: R-3 Suburban/Estate Single-Family Residence District, R-7 Two-Family Residence District, FW & C-1 Conservancy

N. Review & Recommend Conservation Easement

Applicant: **Bradley Building Corporation**
Regarding: Conservation Easement
Location: Approximately 7045 S North Cape Road, SE 1/4 of Section 18 (Tax Key Number 799-998-0001)
Zoning: R-6 Suburban Single-Family Residence District

O. Review & Recommend Conservation Easement

July 28, 2005
August 11, 2005
August 25, 2005

V. Adjournment

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an Agenda item over which they have decision making responsibility. This may constitute a meeting of the Council per State ex rel. Badke v. Greendale Village Board even though the Council will not take formal action at this meeting.*